

NORTH DUDLEY AREA COMMITTEE

DATE: 26TH JANUARY 2005

DISPOSAL OF LAND

LOCATION: DUKE STREET, UPPER GORNAL
(As shown on the plan attached)

BACKGROUND

Land rear of 20/26 Duke Street, Upper Gornal, was declared surplus to the Council's requirements by the Legal and Property Committee on the 12th June 1996, to be added to the Land Disposals Programme to be sold for housing purposes. The decision was following a site visit by the Housing Working Party on the 15th April 1996.

The land is controlled by the Directorate of Housing and is to the rear of a block of Council housing flats, 20-26 Duke Street..

When planning consent was sought for residential development on the site in 1998, the planning division advised that the application should be withdrawn as they could not grant planning consent for residential development on this land due to current Planning policy.

Interest has been expressed in the site for residential development but no planning application has yet been submitted or determined and it is very unlikely that planning consent would be granted due to the back end development and access.

In the light of this the Council's Property Surveyor has contacted adjoining properties asking if they would be interested in purchasing part of the site for garden extensions only and expressions of interest have been received.

COMMENTS

The relevant Council Directorates have been consulted regarding the future of this site and no objections to the use of the land for garden extensions only have been received.

The Directorate of Housing have no objections the land being sold for garden land only but would wish a covenant to be put on the land to ensure that it cannot be used for development in the future.

It has been suggested that the area of land directly adjacent to 20-26 Duke Street, Upper Gornal could be retained in Council ownership and a hard standing provided for parking for the tenants of 20-26 Duke Street, Upper Gornal. This area could be fenced off and maintained as part of the utility space for the flats.

If the land adjacent to the flats is to be surfaced, there will be a cost implication for the Directorate of Housing, who do not currently have a budget for this kind of improvement work.

PROPOSAL

That the Area Committee recommend that the Lead Member for Housing declare the site surplus to requirements to be sold for garden purposes only and for the Directorate of Housing to investigate the possibility of including the land adjacent to 20-26 Duke Street within the amenity space for the flats and to explore the possibility of providing a hard standing parking area for the residents.

BACKGROUND PAPERS

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer:

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